



CHURCH STREET,
GREAT BEDWYN

Carter Jonas

78 CHURCH STREET, GREAT BEDWYN, SN8 3PF

A THREE-BEDROOM HOME IN NEED OF MODERNISATION, SITUATED IN THE POPULAR VILLAGE OF GREAT BEDWYN, WITH RURAL VIEWS TO THE FRONT.

AMENITIES

- Village location
- Semi-detached
- Three bedrooms
- Requiring modernisation throughout
- Potential to extend (STPP)
- Rural views to front
- Off-Street parking
- Front and rear gardens

SITUATION

78 Church Street is well located in the popular and sought-after village Great of Bedwyn. It is located within an Area of Outstanding Natural Beauty and a Conservation Area on the edge of Savernake Forest. The Kennet and Avon canal runs through the village and there are wonderful countryside walks on the doorstep.

This attractive commuter village has a good range of local amenities including a general store, post office (with bakery), doctors' surgery, village hall and an award-winning public house. The C of E Primary School in the village was recognised in March 2024 as 'Outstanding' by Ofsted. Other schools in the area include the well-known nursery, Stepping Stones in Froxfield, St Johns Secondary School in Marlborough and Marlborough College.

The village has the advantage of a railway station with direct services to London Paddington and the South-West. The M4 motorway at junction 14 is about 8 miles to the north-east.

DESCRIPTION

Situated in a highly sought-after village location, this three-bedroom semi-detached home presents an exciting opportunity for buyers looking to create their ideal family home.

The accommodation comprises of a kitchen/dining room, living room and cloakroom downstairs. Upstairs there are three bedrooms, a separate shower and separate WC and hand wash basin.

Requiring modernisation throughout, the property offers well-proportioned accommodation and tremendous scope for improvement. In addition, there is excellent potential to extend and reconfigure, subject to the necessary planning permissions, allowing purchasers to maximise the property's full potential.

Conveniently positioned within easy reach of local amenities, schools and transport links, this is a rare opportunity to acquire a home with significant future possibilities.



OUTSIDE

78 Church Street sits on a generous plot with gardens to the front and rear. There is a small paved area for seating and a timber shed providing garden storage. There is off-street parking to the side of the property for two to three vehicles. Due to the size of the plot, there is ample space to accommodate extensions, whilst still retaining a good sized garden.

GUIDE PRICE: £325,000 (Subject to Contract)

VIEWING ARRANGEMENTS: By appointment with the Marlborough Office



Classification L2 - Business Data



Classification L2 - Business Data

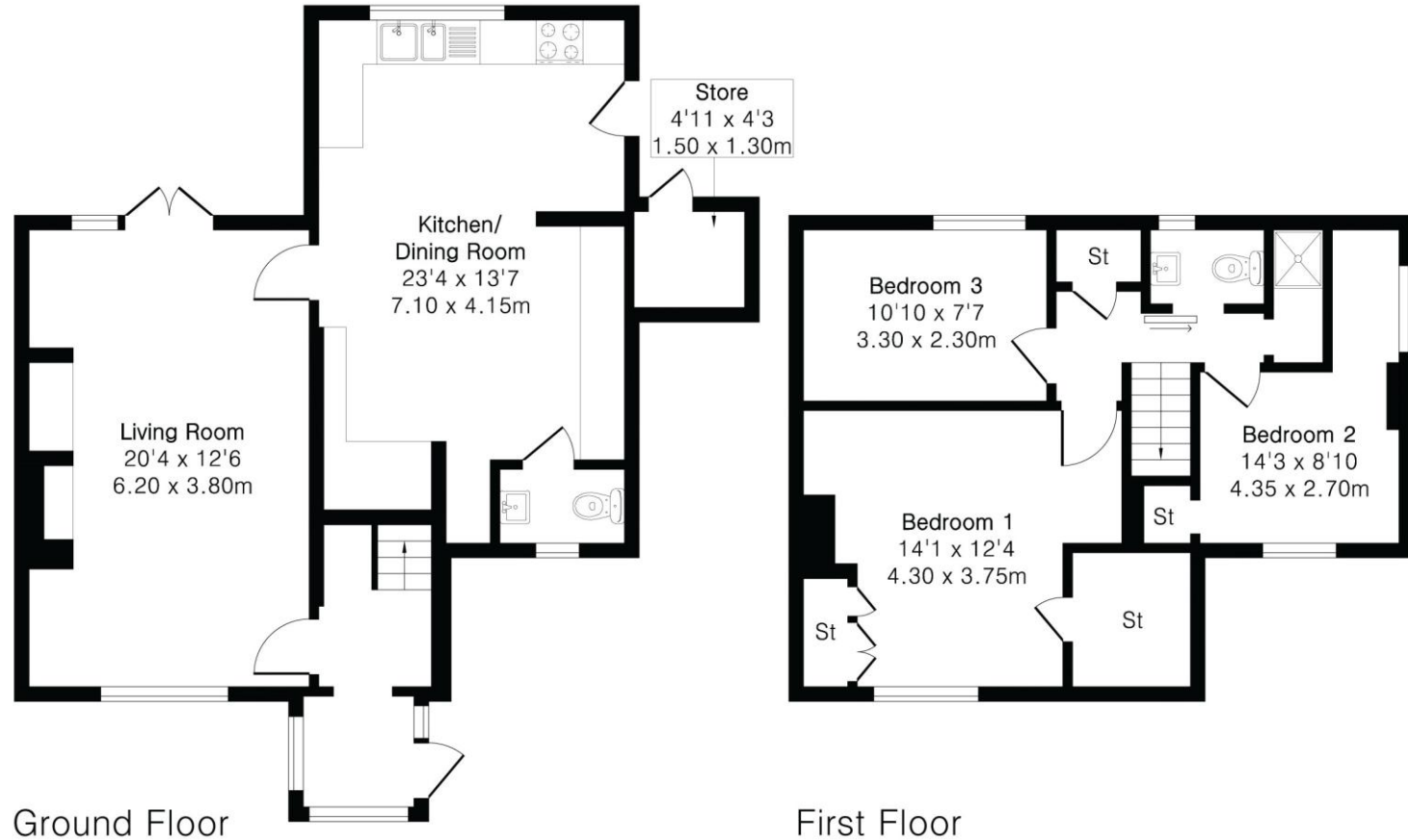
SERVICES AND MATERIAL INFORMATION

- Freehold
- Mains water, mains drainage. oil heating.
- Council tax band: D
- Energy efficiency rating: TBC
- Broadband and mobile coverage. Please refer to <https://checker.ofcom.org.uk/>

Approximate Gross Internal Area 1142 sq ft - 107 sq m

Ground Floor Area 662 sq ft – 62 sq m

First Floor Area 480 sq ft – 45 sq m



Marlborough 01672 514 916
93 High Street, Marlborough, SN8 1HD

carterjonas.co.uk
Offices throughout the UK

Exclusive UK affiliate of
CHRISTIE'S
INTERNATIONAL REAL ESTATE

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or, (including off market properties) on the brochure or a separately available material information sheet. We would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us.

Classification L2 - Business Data